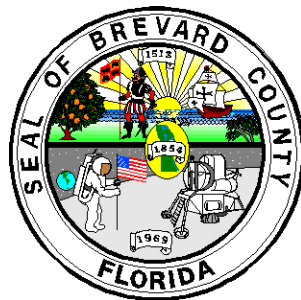


**BREVARD COUNTY HOME CONSORTIUM  
FY 2008-2009 CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT (CAPER)  
DECEMBER 2009**



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**2008/2009 Brevard County HOME Consortium  
Consolidated Annual Performance  
And  
Evaluation Report (CAPER)**

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## **SECTION I: GENERAL**

### **EXECUTIVE SUMMARY**

In 2005, the 2005-2010 HOME Consortium Consolidated Five Year *Plan (Consolidated Plan)* was written and approved by the Brevard County Board of County Commissioners. The HOME Consortium consists of the cities of Titusville, Cocoa, Melbourne, Palm Bay, and the unincorporated areas of Brevard County. Brevard County is the lead entity of the consortium and has the responsibility to see that the Department of Housing and Urban Development (HUD) regulations governing the HOME program are followed in the administering jurisdictions.

Each fiscal year the consortium reports on the past year's performance based on their one year, Annual Action Plan. Fiscal year 2008-2009 marks the fourth year of the 2005 - 2010 Consolidated Plan and also marks the fourth submission of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER reviews the goals identified in the Consolidated Plan, examines and summarizes the accomplishments of the HOME Consortium and the County in meeting those goals over the fiscal year. Housing along with community development activities and projects, which focus on a variety of needs, such as affordable housing, capital improvements, and social service programs, are included in the CAPER. The CAPER attempts to consolidate the accomplishments in such a way to allow the reader to see the total affect that the goals had on the individual strategies as provided in the Consolidated Plan. The CAPER also provides Brevard County citizens, HUD and local officials the opportunity to compare Action Plan goals to accomplishments, and documents how other matching funds and grants are used in meeting the goals established in the Consolidated Plan.

In addition to reporting on HOME funded activities for the Consortium, the CAPER also includes Brevard County's report of accomplishments for the Community Development Block Grant (CDBG) program. The cities are not required to include their CDBG reports of accomplishments with the County's CAPER as they are each a separate Participating Jurisdiction (PJ) with HUD for CDBG funding and must provide a separate Annual Performance Report to HUD.

### **GENERAL QUESTIONS**

#### **Assessment of One-Year Goals and Objectives**

This Consolidated Annual Performance and Evaluation Report (CAPER) provides an assessment of the Brevard County Home Consortium's 2008-2009 fiscal year HOME expenditures and Brevard County's 2008-2009 Fiscal Year CDBG expenditures of federal funds provided by the Department of Housing and Urban Development (HUD) and their relationship to the goals and objectives in the 2005-2010 Consolidated Plan.

Brevard County's HOME Consortium portion of the 2005-2010 Consolidated Plan for housing and community development directs the allocation of HOME, CDBG funds, and other community resources towards goals and strategies for improving the local community. The plan, which is developed for each successive five-year engages the collaborative efforts of citizens, elected leaders, nonprofit organizations, public/private agencies, and the HOME Consortium. This process identifies community needs and prioritizes them, thereby becoming the basis for developing goals and objectives for the Consolidated Plan. During each successive year of the five-year Consolidated Plan an Annual Action Plan is prepared. The Action Plan establishes goals related to the five (5) year activities to be undertaken to achieve those goals. Therefore, the CAPER documents each year's accomplishments. In 2008-2009 the following federal and state grants were combined with public and private funds to achieve the 2008-2009 Action Plan Goals:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- American Dream Down Payment Initiative (ADDI)
- State Housing Initiatives Partnership program (SHIP)
- Hurricane Housing Recovery Program (HHRP)
- Weatherization Program (DCA)
- Homeless Housing Assistance Grant (HHAG)
- Hurricane Wilma Grant (CDBG)
- Homeless Prevention and Rapid Re-housing Program (HPRP)
- Tropical Storm Fay Grant (TSF)

In an effort to prioritize needs and allocate funding, appropriately, the County used statistical data, focus groups, neighborhood meetings, survey results, neighborhood plans and public hearings to determine community development needs. The 2005-2010 Consolidated Plan identified the following priority needs:

- Homeless Shelters
- Owner-Occupied Housing
- Rental Housing
- Land Acquisition for Affordable Housing
- Transitional Housing
- Public Facilities
- Infrastructure Improvements
- Economic Development
- Public Services
- Demolition and Clearance
- Technical Assistance and Capacity Building
- Crime Prevention
- Historic Preservation
- Commercial Rehabilitation
- Muti-Unit Rehabilitation

To the greatest extent feasible, the plan focuses on the goals of the Brevard County HOME Consortium as they pertain to the preservation and development of affordable housing in the Consortium's service area.

The key strategic objectives of the HOME Consortium Five Year Plan are:

- Increase the quality of owner-occupied housing through housing rehabilitation/replacement assistance for low and moderate-income households.
- Increase the supply of affordable owner-occupied housing by providing down payment assistance and housing counseling to low and moderate-income households.
- Increase accessibility of owner-occupied housing by providing assistance to homeowners for handicapped accessibility improvements.
- Increase the supply of rental housing by providing acquisition and rehabilitation assistance for the preservation of existing units.
- Increase the supply of rental housing by providing acquisition and rehabilitation assistance for the preservation of existing units.
- Preserve the supply of quality rental units in the private market through continuation of support of Housing Choice Voucher assistance.
- Increase opportunities for people to find quality affordable rental housing in the private marketplace through tenant-based rental assistance.
- Advocate for Housing Choice Vouchers.
- Increase performance and accountability through evaluation.
- Increase awareness about Fair Housing issues countywide.
- Educate clients about lead-based paint and asbestos hazards, mitigating when necessary.

Following are tables outlining Fiscal Year 2008-2009 accomplishments related to the 2005-2010 Consolidated Plan objectives, goals, and priority needs.

**Consolidated Accomplishments Related to Strategic Plan Goals:**

<b>PRIORITY HOUSING NEEDS: OWNER-OCCUPIED HOUSING</b>		
Objective: Increase the affordability and quality of owner-occupied housing through rehabilitation/replacement assistance for low and moderate-income households		
<b>Project / Agency</b>	<b>Description</b>	<b>Accomplishments</b>
Rehabilitation, Repair and Replacement Program	Households meeting income and length of homeownership guidelines may qualify for repairs and rehabilitation up to and including demolition of substandard housing and construction of a new home.	<p><u>HOME</u> Five (5) homes have been replaced and four (4) homes rehabilitated with HOME funds totaling \$394,451.</p> <p><u>SHIP</u> Twenty-seven (27) homes have been rehabilitated with SHIP funds totaling \$432,533.</p>
Hurricane Wilma	Households meeting qualifications were eligible to receive demolition and replacement for homes damaged by Hurricane Wilma.	<p><u>CDBG</u> Funding to replace five (5) homes. Contracts have been awarded for the homes for a total of \$373,555.</p>
Weatherization Program/ Brevard County	Households at or below 200% of the HHS poverty guidelines may receive funds for repairs to make homes energy efficient.	<p><u>WAP</u> Funding was utilized to weatherize nine (9) homes for a total of \$75,502</p>

**PRIORITY HOUSING NEED: HOME-OWNERSHIP OPPORTUNITIES**

Objective: Increase the supply of affordable owner-occupied housing by providing funding for construction, down payment assistance, and housing counseling to low and moderate-income households –  
 Affordability

<b>Project / Agency</b>	<b>Description</b>	<b>Accomplishments</b>
First Time Homebuyer Down Payment Assistance Program  SHIP Florida Homebuyer Opportunity (FHOP) Program  American Dream Down Payment Initiative (ADDI) Program	Income eligible households are loaned down payment assistance and closing costs to assist with homeownership. Loans are forgiven after the required affordability period.	<u>HOME</u> Nineteen (19) clients have been assisted for a total of \$405,822 in HOME funds  <u>SHIP</u> Twenty-Eight (28) clients were assisted with SHIP funds for a total of \$1,132,967  <u>FHOP</u> Six (6) clients have been assisted for a total of \$48,141.20 in the SHIP FHOP program  <u>ADDI/HOME</u> Two (2) clients were assisted with HOME ADDI funds in the amount of \$12,843
Everybody Pays	CHDO Partnership with Community Housing Initiative (CHI) and Central Florida Housing (CFL) to acquire, rehab, and sett to an eligible property to an eligible First Time Home Buyer	<u>HOME</u> \$300,000 of HOME funds to purchase up to five (5) units. \$200,000 has been expended on three (3) units to date.
New Construction	The City of Cocoa entered into a development	Construction of four (4) homes almost completed.

	agreement with Central Florida Community Development Corporation (CFCDC) for construction of four (4) infill homes.	
Construction	Demolition of existing substandard housing	The City of Cocoa entered into a Development Agreement with Habitat for Humanity for the design and construction of three (3) new single-family units for sale to qualifying and low-income households. CDBG and SHIP funds will be used for down payment and closing costs.
Nova Villas	Purchase assistance for First Time Home Buyers for units at Nova Villas in Titusville	Five (5) units were purchased using \$105,000 of SHIP Assistance
Country Oaks	Purchase assistance for First Time Home Buyers for units at County Oaks in Titusville	Fifteen (15) units were purchased using \$435,000 in SHIP funds.

**PRIORITY HOUSING NEED: RENTAL HOUSING – Acquisition & Rehab or New Construction**

Objective: Increase the supply and/or quality of rental housing by providing assistance for land acquisition, rehab, and development of new and existing rental units

<b>Project / Agency</b>	<b>Description</b>	<b>Accomplishments</b>
CHI as the developer and Macedonia Baptist Church are partnering in a CHDO project	Construction of four (4) single-family homes in Melbourne to lease to four (4) very low- and low-income clients.	<u>HOME</u> \$583,804 in HOME funds are committed for this project
Tropic Hammock	A new permanent supportive housing project under construction completion in Spring 2009. Two (2) units of the ten (10) will be dedicated to homeless persons, and the remaining to low-income persons, with and emphasis on persons exiting homeless shelters	Coalition for the Hungry and Homeless received funding for Tropic Hammock Apartments from the following: Brevard County HHRP funds: \$700,000; Florida Department of Children and Families Homeless Housing Assistance Grant: \$100,000; Florida Community Loan Fund: \$375,000; Florida Housing Finance Corp. SHADP Loan: \$623,895; and the City of Titusville HHRP funds: \$180,000.
Homes for Independence	Acquisition and rehab of four (4) units of rental multi-family structure for special needs clients. Affordable for 25 years for persons with disabilities whose family incomes are at or below 50% AMI.	<u>HOME</u> \$250,000 in HOME funds is committed to this project.
Abbey Lane	Rehab of twelve (12) units on Abbey Lane in Cocoa for Coalition for the Hungry and	<u>SHIP/HHR</u> \$426,298 of SHIP/HHR funds expended.

Abbey Lane	Homeless (CHDO). All units are at 30% AMI, and one (1) unit is modified to assist a physically impaired client(s).	
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**PRIORITY HOUSING NEED: TENANT ASSISTANCE**

Objective: Increase opportunities for people to find/access quality affordable rental housing in the private market and through the housing choice voucher assistance

<b>Project / Agency</b>	<b>Description</b>	<b>Accomplishments</b>
Tenant Based Rental Assistance (TBRA) Program	Program provides monthly rental assistance to households in Melbourne who are pursuing self-sufficiency and to elderly/disabled persons for whom self-sufficiency is an unrealistic goal	<u>HOME</u> Nine (9) households were assisted with \$46,262 in HOME funds to assist extremely-low and very low-income residents with rental assistance.
Utility and Security Deposit Assistance Program	Provides for security and utility deposits, enabling low-income households to relocate to affordable housing	<u>SHIP</u> 154 households were assisted county wide with SHIP funds in the amount of \$102,226.50. Twenty-six (26) clients were provided rental occupancy assistance in Palm Bay utilizing \$19,163.14 of SHIP funds. <u>SHIP/TSF</u> Twenty-four (24) clients were assisted in Palm Bay using \$173,267.17 in SHIP funds and Forty-eight (48) clients were assisted in Palm Bay using \$406,181.30 in Tropical Storm Fay (TSF) funds.

Homeless Prevention and Rapid Re-housing Program (HPRP)	Provides security and utility deposits, rent assistance, motel/hotel vouchers, case management, credit counseling, and moving costs enabling low-income households to relocate to affordable housing or maintain affordable housing	Brevard County was granted \$644,208. Four sub-grantees were selected through an RFP process and were contracted by October 1, 2009. The agencies selected are: Catholic Charities, The Coalition for the Hungry and Homeless, Central Brevard Sharing Center, and the South Brevard Sharing Center.
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<b>PRIORITY HOUSING NEED: TRANSITIONAL HOUSING (HOMELESS)</b>		
Objective: Create a suitable living environment through availability, accessibility, and affordability		
<b>Project / Agency</b>	<b>Description</b>	<b>Accomplishments</b>
Transitional Housing	The City of Cocoa entered into a partnership with the City of Palm Bay to provide North Brevard Charities Sharing Center HOME funds for the purchase and rehabilitation of five (5) transitional housing units.	<u>HOME</u> Four (4) transitional housing units were acquired in FY 08/09 and one (1) in FY 07/08 for a total of \$353,765.04 in HOME funds.
Homeless Assistance Program	Annually, Brevard County as the Lead Agency for the Brevard Continuum of Care Coalition (BCoCC), applies to HUD's Continuum of Care Homeless Assistance Program. Three agencies totaling 7 distinct programs received the grant:	

	<ol style="list-style-type: none"><li>1. Crosswinds Youth Services provides skills and assistance to assist youth who have "aged-out" of the foster care system. They received HUD funding to provide transitional housing. On completing the program, the youth are assisted in obtaining permanent housing.</li><li>2. 211 Brevard Helpline is the Lead Agency for the Homeless Management Information System (HMIS), providing an Internet based client management system.</li><li>3. The Coalition for the Hungry and Homeless of Brevard provides transitional and permanent supportive housing for individuals and families experiencing homelessness</li></ol>	<ol style="list-style-type: none"><li>1. Crosswinds received \$88,088.00 to provide four (4) units of transitional housing, case management, and other supportive services.</li><li>2. 211 received \$76,751, providing HMIS to 14 agencies and managing a database of over 60,000 clients.</li><li>3. The Coalition for the Hungry and Homeless of Brevard received \$695,432 to provide 200 beds for homeless persons.</li></ol>
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<p>Continuum of Care Challenge Grant</p>	<p>Annually, the Brevard County Housing and Human Services Department, as the Lead Agency for the Brevard Continuum of Care Coalition (BCoCC), applies for the State of Florida Challenge Grant on behalf of BCoCC members. Challenge Grant funds provide for transitional housing, case management and other necessary services to assist homeless persons transition into permanent housing.</p>	<p>Florida Department of Children and Families Challenge Grant was awarded August 2008 for FY 2008-2009 - \$96,000. Four agencies received funding</p> <ul style="list-style-type: none"> <li>➤ The South Brevard Women's Center - \$32,000.00</li> <li>➤ Salvation Army of South Brevard - \$20,686.00</li> <li>➤ Crosswinds Youth Services - \$22,549.00</li> <li>➤ North Brevard Charities Sharing Center – \$20,765.00</li> </ul> <p>Over 150 persons were assisted.</p> <p>For FY 09-10: \$57,600 was awarded to Brevard County Housing and Human Services Department. The grant will be subcontracted to BCoCC agencies.</p>
<p>Continuum of Care Transitional Housing</p>	<p>When an eligible project is presented to the BCoCC, the Brevard County Housing and Human Services Department, as the Lead Agency applies for the State of Florida Homeless Housing Assistance Grant on behalf of BCoCC members. HHAG funds provide for the creation of new transitional housing</p>	<p>Community of Hope was awarded for FY 2010 \$92,375.00 for the creation of a duplex, for a total of six (6) bedrooms.</p>

**Jurisdictional CDBG Priorities - Brevard County**

<b><i>PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEED: DEMOLITION AND CLEARANCE</i></b>		
Objective: Creating a suitable living environment through availability and accessibility		
<b><i>Project / Agency</i></b>	<b><i>Description</i></b>	<b><i>Accomplishments</i></b>
Brevard County Demolition and Clearance Program  Location: County Wide Brevard County, Florida  Funding Type: CDBG National Objective: SBS Priority: H	Spot blight demolition and clearance of vacant unoccupied substandard structures that are vacant for at least three consecutive months	Two (2) structures were demolished under demolition and two (2) lots were cleared of debris in FY 08-09  Dollars spent YTD \$5,270

<b><i>PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS: INFRASTRUCTURE PUBLIC FACILITIES</i></b>		
Objective: Creating a suitable living environment through availability and accessibility		
<b><i>Project / Agency</i></b>	<b><i>Description</i></b>	<b><i>Accomplishments</i></b>
M.I. Capacity Building  Location: 1590 Schoolhouse Street M.I., Brevard County, FL  Funding Type: CDBG National Objective: LMA Priority: H	The activity has been expanded to other Brevard County CDBG Strategy Areas. East Mims, Sharpes, Merritt Island, West Cocoa. West Canaveral Groves, Clearlake, and the Micco area chose not to participate in this activity. The CDBG Staff created and presented a curriculum to our areas neighborhood organizations recognized by the Board of County Commission to enhance the neighborhoods	The CDBG Staff was able to present a monthly curriculum with eight modules ending with Strategic Planning. Staff also sent one community representative from each of our local CDBG Strategy Areas to a Neighborhood Training put on by the city of St. Petersburg and the State of Florida Department of Community Affairs.  The number of individuals served by this activity is 14,917 for FY 08-

	<p>capacity to plan and address issues and concerns generated within their communities.</p>	<p>09.  Dollars spent YTD \$3927.21</p>
<p>Land Acquisition  Location: Brevard County Funding Type: CDBG National Objective: LMA Priority: H</p>	<p>This activity will be used to purchase lots for infill affordable housing in Brevard County's designated Strategy areas, and also will be used to acquire easements when needed for any Public Facility and Improvement activities.</p>	<p>This current year dollars were budgeted to purchase easements for the Hill Avenue and Schoolhouse project. A total of seven (7) easements will be purchased for this project benefitting approximately 1573 people in the Tropical Park Merritt Island Strategy Area. The expected time of purchase was extended due to unforeseen circumstances. The project will continue in FY 08-09  Dollars spent YTD \$17,173</p>
<p>Harry T. Moore Avenue Location: Mims, Brevard County, Florida Funding Type: CDBG National Objective: LMH Priority: H</p>	<p>Design and construction of new roadway, drainage, sidewalks and paving. The project area covers 5280 linear ft (mile).</p>	<p>This project is completed and will be closed per IDIS 12/1/08. Project finished August, simply waited to insure all final invoices were in.  Dollars spent YTD \$2,872,398</p>
<p>West Cocoa Community Revitalization  Location: West Cocoa Funding Type: CDBG National Objective: LMH Priority: H</p>	<p>The Friendship Community CDC is developing a strategy for implementing the recommendations from the market studies conducted for this strategy area.</p>	<p>The West Cocoa Area has completed six (6) area studies. The studies included Office/Industrial, Age and Income Restricted, Multi-family Sale, Commercial/retail/Medical Office, Multi-family rental, and Single – Family sale. The department staff has reorganized which will allow more dedicated strategic planning to assist the CDC in putting</p>

		<p>together scheduled meetings to have a strategy ready by June 2010. The CDC failed to complete it's plan. A new direction has developed with a capacity building component that will guide the agency and community to viable turn-key projects.</p> <p>Dollars spent YTD \$87,522.81</p>
<p>Tropical Park Beautification</p> <p>Location: Census Tract 699.02 BG3&amp;BG2(part) CT697 BG 1 (Part).                  Funding Type: CDBG                  National Objective: LMA                  Priority: H</p>	<p>This project will help to improve the Merritt Island community by planting trees and hedges for beautification and as a traffic calming technique that encourages safer travel in our Brevard County Strategy area.</p>	<p>The project is completed and will be closed 12/1/08.</p> <p>Dollars spent \$109,987</p>
<p>Myrtle Street Improvements</p> <p>Location: CT601 BG4&amp;5(Part)                  Funding Type: CDBG                  National Objective: LMA                  Priority: H</p>	<p>Design and construction of drainage improvements, sidewalks, and paving.</p>	<p>This project has been bid and a notice to proceed issued November 3, 2009. The project is scheduled to be completed within 60 days.</p> <p>Dollars spent YTD \$72,435</p>
<p>Wiley Street Improvements</p> <p>Location: CT601 BG4&amp;5(Part)                  Funding Type: CDBG                  National Objective: LMA                  Priority: H</p>	<p>Design and construction of drainage improvements, sidewalks, and paving.</p>	<p>The scope of this project was changed. Staff is working with the community and consultant to finalize the scope by March '09. Design is being completed and funding for construction will be determined and bid according to community priority.</p> <p>Dollars spent YTD \$116,548</p>

<p>Main Street Improvements</p> <p>Location: Census Tract 601 BG 4&amp;5 (Part)                  Funding Type: CDBG                  National Objective: LMA                  Priority: H</p>	<p>Design and construction of drainage improvements, sidewalks, and paving.</p>	<p>The project is in the survey, scope and feasibility phase. The project will not be fully funded until the FY 09-10 cycle. Staff is working with the community and consultant to finalize the scope which was extended due to budget concerns.</p> <p>Dollars spent YTD \$36,868</p>
<p>Bevis Street Improvements</p> <p>Location: Census Tract 699.02 BG3&amp;BG2(part) CT697 BG 1 (Part).                  Funding Type: CDBG                  National Objective: LMA                  Priority: H</p>	<p>This project will consist of two phases 1) short run of sanitary sewer, and 2) paving and drainage improvements for the unpaved portion of the road.</p>	<p>The plans for phase 1 are completed and staff is waiting for the Transportation Department to bid this project out. A utilities meeting was held on 4/22/09 and the Transportation Department held up proceeding with the bidding.</p> <p>Dollars spent YTD \$87,530</p>
<p>Woody Simpson Park Community Room</p> <p>Location: Census Tract 699.02 BG3&amp;BG2(part) CT697 BG 1 (Part).                  Funding Type: CDBG                  National Objective: LMA                  Priority: H</p>	<p>This project will consist of the construction of a Multi-purpose building for the purpose of carrying out needed services and activities for the low-moderate income persons living in the Merritt Island.</p>	<p>This project has accomplished completing all meetings with the community members for designing the scope. The building has been designed up to 80% and requesting permitting from SJRWMD. Plans are being submitted to Brevard County's permitting department for compliance reviews.</p> <p>Dollars spent YTD \$67,623.50</p>
<p>Schoolhouse Greenway</p> <p>Location: Census Tract 699.02 BG3&amp;BG2(part) CT697 BG 1 (Part).                  Funding Type:</p>	<p>Design and construction of a sidewalk and drainage improvements.</p>	<p>Project is 100% designed. Land acquisition is working to acquire the easements needed to start project. Easements were acquired 10/22/08. Project projected to be bid by 1/15/09.</p>

CDBG National Objective: LMA Priority: H		Dollars spent YTD \$63,189
Player Lane Extension  Location: Census Tract 699.02 BG3&BG2(part) CT697 BG 1 (Part). Funding Type: CDBG National Objective: LMA Priority: H	This project will consist of paving, draining improvements, acquisition of easements and possibly lots for the extension of road.	The surveys for this project are completed. The consultant and community have placed this in a planning phase due to large number of properties needed to accomplish design and construction of roadway and drainage work.  Dollars spent YTD \$41,141
West Canaveral Groves Water Line Project.  Location: Census Tract 712 BG 2 (Part). Funding Type: CDBG National Objective: LMA Priority: H	This activity consists of the installation of a waterline that runs approximately three miles and fire hydrants for health and safety concerns	The water authority owner of the utility (City of Cocoa) has requested a development plan for 2400 acres included in this Brevard County Strategy Area. Staff is coordinating w/ the Planning and Zoning department to develop a scope for a study for this area. P&Z could not help w/ the development of the scope and we are currently finalizing the scope w/ a consultant and project study to be completed by January 2010.  Dollars spent YTD \$109,066
Sharpes Community Center  Location: U S Highway #1 Cocoa, Brevard County Florida Funding Type: CDBG National Objective: LMA Priority: H	Construct an 18,000 sq. ft. Community Center/Hurricane Shelter to include: Gym, kitchen, multipurpose room, computer lab, office, restrooms, and storage space.	The project is completed but must remained open because of the Pre-Award must draw- down \$300,000 per year for seven more years for a total of \$3,000,000 at \$300,000 per year for ten years. Project completed February 2008.  Dollars spent YTD \$1,863,592.06

<p>Houston Lane Paving                  Location: Census Tract 699.02 BG 3 Houston Avenue, Merritt Island, FL                  Funding Type: CDBG                  National Objective: LMA                  Priority: H</p>	<p>Design and construct paving, water, and sewer improvements for a dirt road. Work with neighborhood to develop a strategy as a neighborhood revitalization plan to acquire land and develop 15 lots and infill housing creating affordable housing as an end result.</p>	<p>This project required for the creation of a subdivision and must go through the process for subdivision creation. We have finally completed the process, and it is 100% designed and is pending the bidding process by the Transportation Department. The utilities meeting was held 4/22/09 and staff and consultant made changes. Bid is pending.</p> <p>Dollars spent YTD \$442,248.35</p>
<p>West Cocoa Neighborhood Signage                  Location: Census Tract 625 BG 3 West Cocoa                  Funding Type: CDBG                  National Objective: LMA                  Priority: H</p>	<p>This project will consist of the construction of Two/Three Neighborhood identification signs.</p>	<p>The staff and community have met to establish the locations and scope of the signs. The surveys have been completed and design meetings scheduled with community and consultant to finalize the designs by the end of January 2010.</p> <p>Dollars spent YTD \$67,855</p>
<p>W. Cocoa Playground Equipment                  Location: Census Tract 625 BG 3 West Cocoa                  Census Tract 699.02 BG 3 M.I.                  Census Tract 601 BG 4&amp;5 (Part) Mims.                  Funding Type: CDBG                  National Objective: LMA</p>	<p>This project will consist of the purchase and installation of playground equipment with shade coverings for the West Cocoa Community Park, and shade covers for Mims Playground, and Merritt Island playground.</p>	<p>The installation of playground equipment at W. Cocoa and the coverings at W. Cocoa, Mims, and Merritt Island have been completed. Project closed FY 08-09.</p> <p>Dollars spent YTD \$133,493</p>
<p>Woody Simpson Park(WSP) Exercise Trail                  Location: Census Tract 699.02 BG 3 Houston Avenue,</p>	<p>This project will consist of the design and construction of a concrete walking trail in and around WSP, running approximately ¼ mile.</p>	<p>This project has accomplished completing all meetings with the community members for designing the scope. The walking trail has been designed up to 75% and requesting permitting from</p>

<p>Merritt Island, FL                  Funding Type:                  CDBG                  National Objective:                  LMA Priority: H</p>		<p>SJRWMD. Plans are being submitted to Brevard County's permitting department for compliance reviews.</p> <p>Dollars spent YTD \$53,166</p>
<p>Tropical Park Bus Stops                  Location: Census Tract 699.02 BG 3 Houston Avenue, Merritt Island, FL                  Funding Type:                  CDBG                  National Objective:                  LMA                  Priority: H</p>	<p>This project consist of the purchase and installation of two bus stop facilities to help children waiting for school bus and members waiting for transportation going to needed services.</p>	<p>The community and staff arranged a meeting w/ school transportation and it was determined that the bus stop location has changed and the community must consider if they will move forward with this project due to changes of location and the area needed for stop locations by April 2010.</p> <p>Dollars spent YTD \$0</p>
<p>Street Lighting Projects;                  Location: Census Tract 625 BG 3 West Cocoa                  Census Tract 699.02 BG 3 M.I.                  Census Tract 601 BG 4&amp;5 (Part)                  Mims.</p>	<p>This project will consist of the installation of strategically placed lighting at intersection within the Mims, Merritt Island, and W. Cocoa neighborhoods to increase visibility and enhance safety.</p>	<p>After analysis, it was determined this project will wait due to the reduced local government budget impact on Transportation Department budget. The communities have re-prioritized and have made lighting a more important issue for safety reasons. Staff will be working with the neighborhoods to develop lighting plans for their neighborhoods.</p> <p>Dollars Spent YTD:                  Merritt Island \$1,000                  Mims \$1,000                  W. Cocoa \$2,317</p>
<p>Schoolhouse and Hill Street Paving and Drainage;                  Location: Census Tract 625 BG 3 West Cocoa                  Census Tract 699.02 BG 3 M.I.</p>	<p>This project will consist of the design and construction of roadway and drainage improvements.</p>	<p>The design has been completed for both projects. The CDBG Advisory Board recommended funding Hill Avenue with dollars from CDBG ARRA for construction. Hill Avenue is currently being reviewed as a potential bidding out as an ARRA project. Schoolhouse Street is being reviewed for permitting to bid out in FY 09-10.</p> <p>Dollars Spent YTD \$177,029</p>

**PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS: PUBLIC SERVICES**

Objective: Creating a suitable living environment through availability and accessibility

<b>Project / Agency</b>	<b>Description</b>	<b>Accomplishments</b>
Brevard County	<p><i>The Brevard County Community Based Organizations (CBO) and the Community Development Block Grant-Public Service Funding Programs:</i> Funding is provided to eligible not-for-profit agencies to assist in empowering them to effectively implement programs that provide solutions to a wide range of supportive services of families and individuals in Brevard County.</p>	<p>\$765,905 in Brevard County General Funds and \$233,190 of CDBG funds were provided to twenty-two (22) agencies to provide an array of supportive services to eligible families and individuals (services included, but were not limited to counseling, supportive services for the elderly and disabled, child care services, programs for youth, medical assistance and HIV/AIDS awareness and outreach.)</p>
<p><b>Project Name:</b> Public Services (General) (Medical Prescription Assistance Program)</p> <p><b>Responsible Agency:</b> Central Brevard Sharing Center</p> <p><b>Location:</b> 1113 Aurora Road, Cocoa, Brevard County, Fl</p> <p><b>Services Provided:</b> County Wide</p> <p>Funding Type: CDBG National Objective: LMC Priority: H <b>Regulation:</b> 570.201(e)</p>	<p>The Central Brevard Sharing Center established the Emergency Prescription Medicine program to provide immediate financial assistance to low to moderate-income individuals or households who are without resources to meet their medication needs.</p>	<p>One time assistance was provided to 254 low-income persons needing prescription medication. 100% of the persons served had either no income or very low income and no other source was available to assist in filling their prescriptions.</p>
<p><b>Project Name:</b> Public Services (General) (Structured</p>	<p>Provided an environment in a class room setting where educational and enrichment</p>	<p>380 Participants of the Cuyler Community Learning Center participated in at a minimum of</p>

<p>Comprehensive Learning Program)</p> <p><b>Responsible Agency:</b>                  (Brevard County Parks and Recreation/Cuyler Community Learning Center)</p> <p><b>Location:</b> 2329 Harry T. Moore Avenue, Brevard County, Fl</p> <p><b>Services Provided:</b>                  Area Benefit</p> <p>Funding Type: CDBG                  National Objective: LMA                  Priority: H  <b>Regulation:</b>                  570.201(e)</p>	<p>programs were available to the residents in the East Mims Community. Participants were adults, children, non-technical organizations, and professional organizations. Activities were based on computer education and tutoring assistance, with special regard for children. Drug prevention training was also available.</p>	<p>the following activities; Tutoring for school-age participants, educational materials, computer training, homework assistance, college program workshops, sample SAT and ACT tests, and drug awareness and prevention activities.</p>
<p><b>Project Name:</b> Public Services (General) (Subsidized Child Care Assistance Program)</p> <p><b>Responsible Agency:</b>                  Childcare Association Of Brevard</p> <p><b>Location:</b> 18 Harrison Street, Cocoa, Brevard County, Fl</p> <p><b>Services Provided:</b>                  County Wide</p> <p>Funding Type: CDBG</p>	<p>Comprehensive Developmental Childcare and early childhood related services for children and families in Brevard County. To help children achieve their full potential, prevent abuse and neglect, and to help their families achieve self-sufficiency.</p>	<p>187 Clients received comprehensive developmental childcare and early childhood related services for children and families in Brevard County. Subsidized child care services was available full day, full year for infants, preschoolers and school age children who reside in Brevard County and come from low to moderate income families or at risk of neglect or abuse..</p>

<p>National Objective:                  LMC                  Priority: H  <b>Regulation:</b>                  570.201(e)</p>		
<p><b>Project Name:</b> Public Services (General) (Structured Comprehensive Learning Program)</p> <p><b>Responsible Agency:</b> (Friendship Community Development/Central Brevard Community Services)</p> <p><b>Location:</b> 385 South Burnett Road, Brevard County, Fl</p> <p><b>Services Provided:</b> Area Benefit</p> <p>Funding Type: CDBG                  National Objective: LMA                  Priority: H  <b>Regulation:</b>                  570.201(e)</p>	<p>Provided a comprehensive structure that will meet the community resident's education, economics, social and cultural need for age groups Pre-K through our esteem senior population. The goal was to increase the knowledge in various areas for education to cultural history.</p>	<p>396 Central Brevard Community Services Pre-school youths, seniors and youth participated in at a minimum of the following activities; arts &amp; crafts, computer lab, reading, nutrition workshops, estate planning, financial planning budgeting, health screening, self esteem and peer pressure workshops, anger management workshops, clerical training, resume writing job hunting skills, special events and field trips.</p>
<p><i>Community Action Team:</i></p>	<p>Provides information and monetary assistance to persons at risk of homelessness</p> <p><i>Brevard Helpline #211</i></p> <p><i>Veterans Service Office</i></p>	<p>Provide information, utility and security deposits for homeless persons to access permanent housing.</p> <p>Provide information, referral and crisis services county wide. Also used for Hurricane Triage.</p> <p>Conducted two Veteran Stand-Downs to identify homeless veterans and to provide services</p>

	<p><i>Web page</i></p> <p><i>Brevard Continuum of Care Coalition:</i></p> <p><i>Conducted</i> regular networking, planning and resource development meetings for area homeless service providers to address the needs of homeless families and those at risk of becoming homeless.</p>	<p>and referrals for immediate and long term needs. Information on the County’s web site, to describe services, qualifications and points of contact.</p> <p>Conducted a Point in Time Count on January 29, 2009. Residents were made aware of the needs of the homeless and the homeless surveyed on the streets were provided with a list of services available to assist them. Coordinates and keeps informed each of the 272 persons – members and interested parties , via e-mail on services and information regarding homelessness and homeless prevention activities. The event was publicized in the local media. Coordinated with the Community Action Team on homeless events to disseminate information of available services.</p> <p>During January 2009, Brevard County Housing and Human Services Department spearheaded “Sock Sunday” with local faith communities. Over 7,000 pairs of socks were collected as well as other clothing items for distribution to the homeless. The socks were placed in zipped plastic bags, which stickers affixed with information about 211, the information hotline.</p> <p>Worked with local law enforcement on lists of available resources in order to refer persons they come in contact with to receive assistance.</p>
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## **Affirmatively Furthering Fair Housing**

During Fair Housing Month of April 2009, Brevard County Housing and Human Services Department (BCHHS) in conjunction with the HOME Consortium hosted a fair housing workshop at the Brevard County Government Center in Viera. The training was provided by the local Fair Housing Continuum. Thirty (30) individuals attended. BCHHS also ran a Fair Housing Public Service Announcement throughout the year on the local government channel.

The department contracted with the local Fair Housing Continuum to conduct 12 fair housing tests throughout Brevard County. The following test subjects were conducted: five (5) tests on familial status; four (4) tests on race; two (2) tests on national origin (Hispanic); one (1) test on disability. The results were seven (7) no cause, three (3) differential treatment, one (1) disparate impact, and one (1) different terms and conditions. A total of five (5) or 42% showed discrimination. Housing providers that were found to have engaged in discriminatory practices and/or whose facilities did not meet the handicap accessibility guidelines of the Fair Housing Act or the Americans with Disabilities Act were notified of the possible violations and urged to attend one of four scheduled Fair Housing Education Sessions. The results of the tests will assist the Department in updating the Analysis of Impediments to Fair Housing. The Department is in the process of working out the details with the Fair Housing Continuum regarding a contract to conduct fair housing training and testing for FY/09/10.

## **Affirmative Marketing**

The HOME Consortium requires that Affirmative Marketing steps be taken by each of the participating jurisdictions, as stated in 24 CFR 92.351, when using HOME funds for rental projects with more than five units. Affirmative marketing consists of actions to provide information in order to attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, gender, religion, familial status, or disability. Each member of the consortium informs the public when HOME funds are utilized, through as many ways as possible. All members utilize the major local newspaper Florida Today, along with local and community newspapers, church bulletins, local cable, local radio, emails to all local service providers, flyers at the public library's, on the web site of each of the Consortium members, and presentations to Public Housing Self Sufficiency Program clients. In addition, community leaders and/or advocates for low-income persons are provided information about the Consortium's housing programs. "Equal Housing Opportunity" logo and slogan have been added to all housing literature, letterhead and printed material.

All HOME Consortium members have available Fair Housing brochures explaining the requirements of the law. Consortium staff is available to explain the Fair Housing provisions and what they mean to individual residents. All Consortium members may also refer fair housing questions or complaints to the local HUD funded non-profit, the Fair Housing Continuum Inc.

In addition to providing Fair Housing information, Consortium members have contracted with the Fair Housing Continuum to provide workshops to citizens and staff. The workshops outline Fair Housing laws and recourses available to citizens that have been discriminated under those laws.

### **Other Actions**

Through the Urban County and HOME Consortium agreements and other initiatives, Brevard County has worked with other jurisdictions to enhance coordination of services. This multi-faceted approach to alleviating poverty includes countywide services such as; demolition and clearance, housing rehabilitation, housing counseling, foreclosure counseling, homebuyer assistance, technical assistance for capacity building, the provision of public services and all of which have a significant impact on the stability and discretionary income of households. Other actions the Housing and Human Services Department utilized to address issues for maintaining affordable housing included:

- The Brevard County Affordable Housing Council meets regularly and provides oversight and support in furthering Brevard County's efforts to provide affordable housing opportunities to low-income.
- On September 28, 2009, a county-wide energy fair was held at the Government Center in Viera to promote energy efficiency and green building, utilizing zero leakage ducts, for affordable housing.

### **Leveraging Resources**

The Continuum continues to partner with numerous non-profit entities in its efforts to enhance the availability of affordable housing. Additionally, Brevard County continues to be the lead agency for the Brevard County Continuum of Care which continues to grow each year and now has a membership of 50 agencies. During this past year the Continuum was successful in winning \$96,000 in state grants to assist with the operations of the Continuum for Brevard County and received \$860,271 from the HUD Continuum of Care Grant.

Brevard County continues to be successful in leveraging both CDBG and HOME funds with other public and private resources. Annually, housing dollars are leveraged for homeownership by using gap financing to lower the cost of private lender loans to low/moderate income households. This fiscal year, \$2,930,612 in first mortgages was leveraged with the County administered down payment assistance program.

The County recently partnered with the University of Central Florida's, Florida Solar Energy Department, to develop energy efficiency standards for affordable housing rehabilitation and new construction.

Public service dollars were leveraged by combining the County's General Funds with other private and public sources to additionally increase the availability of services to citizens. Public service agencies are encouraged to seek other funding sources for the purpose of leveraging CDBG dollars.

Below is a list of reported funding sources.

- Gannett (Florida TODAY newspaper)
- NASA
- McDonnell Douglas, Inc.
- Rockwell International
- Lockheed employees
- Private donations
- United Way
- In-kind services from Agencies
- State of Florida
- State Department of Children & Families
- March of Dimes
- Brevard Family of Housing Authorities
- Robert Wood Johnson
- Area churches and Civic Organizations
- Local governmental agencies
- Public donations
- Brevard County Community Based Organization grant
- Fund Raisers

## **MANAGING THE PROCESS**

Brevard County is the lead agency for the Brevard County HOME Consortium responsible for the development of the Consortium's Consolidated Plan and Annual Action Plans. Consortium members include the City of Titusville, City of Cocoa, City of Melbourne, and the City of Palm Bay. The Consortium has operated since 1991, and each member is responsible for collecting and evaluating data, performing analysis, and establishing priorities and objectives regarding housing and community development. Members submit data to Brevard County for inclusion in the Consortium's Annual Action Plan. Plans are submitted to the U.S. Department of Housing and Urban Development on a countywide basis, and as such are addressed in the Brevard County portion of the Consolidated Plan.

Members of the Consortium collaborate together to carry out projects and activities to benefit the homeless and non-homeless persons with special needs, providing a comprehensive approach to best utilize funding and support community strategies.

The Brevard County Board of County Commissioners appoints local citizens to advisory boards to provide public input and assist in the planning of the programs covered by the

Consolidated Plan. Housing programs supported by funding from HOME and Florida's State Housing Initiative Partnership (SHIP) Programs are coordinated with the Affordable Housing Council. Community development and neighborhood strategy planning is guided by the Community Development Block Grant (CDBG) Advisory Board. Brevard County staff provides technical advice to both boards. The overall responsibility for the execution of the programs is reserved for the Brevard County Board of County Commissioners.

Significant aspects of the planning process for Brevard County staff includes attending public meetings throughout the county and more specifically attending the community meetings within our targeted strategy areas. The County, in addition to utilizing the Affordable Housing Council and CDBG advisory boards in the development of our planning process, also oversees the planning of five groups addressing target issues. These include: the Commission on Mental Health and Community Solutions (mental health), Commission on the Status of Women (women and children), Together in Partnership (juvenile justice), Brevard Continuum of Care Coalition (homelessness), and the Brevard Commission on Aging (elderly). Representatives from housing and human service agencies, public housing authorities, local governments, and concerned citizens comprise the membership of the groups and actively participate in the public meetings, providing a broad spectrum of interests, skills, and knowledge, which greatly aids in the development of the Consortium's Annual Action Plan.

Consortium staff conducted meetings with residents of neighborhood strategy areas, groups representing homeless and non-homeless persons, citizen advisory boards, and local government officials. A community survey, jointly created by members of the Consortium facilitated the dialog at the meetings and provided a consolidated basis for the gathering of public input. Consortium strategies and priorities were addressed in meetings held in neighborhood strategy areas and in public meetings to plan for unincorporated Brevard County community development and housing needs.

The County facilitated two public hearings to elicit public comments on the 2008/2009 Action Plan prior to submission to HUD. The public hearings took place on July 8 and July 22, 2009.

## **CITIZEN PARTICIPATION**

The Brevard County HOME Consortium *Consolidated Annual Performance and Evaluation Report* was advertised for public comment on December 7 2009. The comment period began on Monday December 7 and ended at the end of the business day, December 21, 2009. The notice was advertised in the Florida Today legal section and was circulated to all areas of the county. A copy of the notice is posted below. To improve access of the CAPER for the community, the Department posted the CAPER on the county's website for review.

Comments will be noted here.

No Public comments were submitted.

### Newspaper Advertisement

#### **Brevard County CDBG and HOME CAPER Report for FY 2008/2009**

Brevard County announces that the CDBG and HOME Consolidated Annual Performance and Evaluation Report (CAPER) for the Fiscal Year ending September 30, 2009 will be available for public review and comment from 12/05/09 through 12/21/09. The report documents the program progress, expenditures and accomplishments for the period October 1, 2008 through September 30, 2009. All interested parties are encouraged to review the report at the following locations, or on the Brevard County Web. [http://www.brevardcounty.us/Human\\_Services/project.cfm](http://www.brevardcounty.us/Human_Services/project.cfm)

**Brevard County Housing and Human Services Department**  
2725 Judge Fran Jamieson Way  
Building "B" Suite 106, Viera, Florida

**Central Brevard Library**  
308 Forrest Avenue  
Cocoa, Florida

**Melbourne Library**  
540 East Fee Avenue  
Melbourne, Florida

**North Brevard Library**  
2121 South Hopkins Avenue  
Titusville, Florida

All citizens are invited to make written comments on the report no later than 5:00 PM on December 21, 2009. Written comments may be delivered in person, by fax, mail or e-mail to Housing and Human Services Department, 2725 Judge Fran Jamieson Way, Building "B", Viera, FL, 32940. Telephone (321) 633-2076, Fax (321) 633-2170 or e-mail [sam.dettra@brevardcounty.us](mailto:sam.dettra@brevardcounty.us) Comments received after 5:00 PM on December 21, 2009 will not be addressed in the report.

### **MONITORING**

The County conducted an annual monitoring visit for all members of the HOME Consortium. Additionally, the County monitored the terms and conditions of every contract between the County and recipients of HOME and CDBG funding. Some of the terms and conditions are: compliance with the timeframe of the agreement; rate of expenditures; eligibility of expenses; adequate documentation concerning income eligibility of homeowners; minimum and maximum subsidy limits; property eligibility; period of affordability; and compliance with other requirements of the HOME and CDBG Programs, such as Fair Housing and Equal Opportunity, Affirmative Marketing, Accessibility for Person with Disabilities, Lead Based Paint, etc.

Inspections were performed to ensure completion of work before disbursement of funds. Project Inspectors also ensured that the project was in compliance with all local, state, and federal regulations, as well as housing quality standards.

Site visits were performed periodically to monitor compliance when construction triggered Federal Labor Standards requirements. Davis-Bacon interviews were performed to verify compliance.

If the activity involved acquisition, relocation, or displacement, monitoring was performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Brevard County ensured that Community Development Housing Organizations (CHDO's) receiving HOME funds from the County and its member cities were certified or recertified to ensure they continue to meet the requirements for CHDO designation.

Monitoring of rental units were performed to ensure renter' incomes and rents comply with HOME program regulations.

Principal residency requirements were also monitored on a regular basis through a variety of means including written confirmation from homeowners who received HOME purchase and/or repair assistance.

## **SELF EVALUATION**

The Consolidated Plan is a concept that was designed to enable officials and citizens to become more aware of the larger picture and the extent to which all related programs are effective in collectively solving neighborhood and community problems. The plan focuses on results that allow a community to assess progress in meeting the priority needs and specific objectives identified in the strategic plan and action plan, in order to help make the community's vision of the future a reality.

The overall goal of the Brevard County HOME Consortium included in the Consolidated Plan is to develop viable communities; by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. The Consortium's projects and programs support this overall goal.

During the reporting period for FY 2008-2009 the Consortium continued to make progress towards meeting identified community needs and priorities. The County as the lead in the HOME Consortium continues to make progress in meeting county-wide expenditure goals and IDIS corrections. The County continues to work with the CDBG targeted strategy areas to update and complete their Neighborhood Plans. Last year one new strategy area was added and work started on one new Neighborhood Plan.

Community needs and priorities were developed in conjunction with the cities through participation in neighborhood meetings, public hearings, and with non-profit organizations. State Housing Initiative Partnership (SHIP) funds were used to fund housing programs and were made possible through the collection of documentary stamps on real estate transactions.

## **LEAD-BASED PAINT**

Every housing inspector must complete the online HUD lead based paint course "Healthy Homes and Lead Hazard Control" in order to identify the need for further inspections and abatement. The County continued to provide technical guidance on lead-based paint requirements to CHDOs and non-profits accessing federal dollars for housing-related services and operations, and continued to ensure that existing housing

programs and policies conform to the requirements of the federal regulations for lead-based paint hazards.

The Consortium continues to evaluate each HUD assisted dwelling for lead based paint hazards, and all other regulations pertaining to HUD guidelines and local building codes. Assisted homebuyers and homeowners, as well as, contractors are provided with information on lead based paint hazards.

## **SECTION II: AFFORDABLE HOUSING**

### **Housing Goals and Accomplishments**

#### **FY 08/09 CONSORTIUM HOUSING ACCOMPLISHMENTS**

IDIS MATRIX #	OBJECTIVE	HOME FUNDING AMOUNT	HOME ANNUAL GOAL	HOME ACTUAL UNITS	TOTAL ASSISTED USING OTHER FUNDING	TOTAL ASSISTED
13	Down Payment Assistance	\$247,439	21	29	24	53
14A	Repair/Replacement Housing	\$360,000	8	10	184	194
12	CHDO Set-Aside	\$263,330	4	8	N/A	8
12	Special Needs Rental Housing	\$100,000	1	2	331	333
05J	Fair Housing	\$3,000	50	42	N/A	42
01	Infill Housing	\$274,713	5	5	0	5
13	ADDI HOME Program	\$12,843	1	2	N/A	3
	TBRA	\$9,125	2	9	N/A	11
21A	HOME Program Administration	\$141,160	N/A	N/A	N/A	N/A
<b>Total</b>		<b>\$1,411,610</b>	<b>92</b>	<b>107</b>	<b>539</b>	<b>649</b>

The 2008-2009 Annual Action Plan focused on addressing affordable housing goals identified in the five-year Consolidated Plan. Identified goals included:

- Develop and support projects and programs for affordable rental units to assist persons with incomes below 50% of Area Median Income who are experiencing cost burdens and/or overcrowded conditions or are living in substandard housing.
- Develop and support projects and programs for homeownership opportunities, to include rehabilitation, for persons at or below 80% Area Median Income.

The Brevard County Consortium continues to focus on leveraging local, state, and federal funding to create opportunities for affordable housing programs in order to assist extremely low-, very low and low-income households with their housing needs. The County continues to deal with hurricane Wilma and Tropical Storm Fay, along with the extremely high number of foreclosures across Brevard County.

The Consortium met and exceeded all of our 2008-09 HOME Action Goals for Affordable Housing. The only short fall was in the projected units for Fair Housing. (See chart above)

#### First Time Homebuyer/Downpayment Assistance

The down payment assistance program continued to provide homeownership opportunities using American Dream Downpayment Initiative (ADDI) and State Housing Initiatives Partnership (SHIP) program funds. A total of 29 persons were assisted with down payment assistance using HOME funds and 24 persons were assisted with other funding sources.

In addition to the down payment assistance, homebuyer education classes are mandatory and have an important role ensuring successful homeownership. During Fiscal Year 2008-09, 323 persons participated in Homebuyer Education classes. The Housing Department recently developed a Housing Web page on the County's web site, to assist homeowners, potential homebuyers and renters seeking affordable housing. A total of 320 interested persons made on line inquiries this past year and were given referral information.

#### Homeowner Repair/Replacement

The demand for rehabilitation assistance for existing homes remains high. County wide we have a long waiting list for homeowner rehabilitation. Our rehabilitation programs were able to repair the homes of residents using a variety of funding sources. In addition to using HOME funds, the Hurricane Housing Recovery Program (HHRP), The CDBG (DRI) funds along with State Housing Initiative Partnership Funds (SHIP) and Weatherization Program funds were utilized. A total of one hundred and ninety-four (194) units were replaced or rehabilitated in FY 08/09. Ten (10) units were funded with HOME funds and 184 units were completed using other funding sources.

Habitat for Humanity completed demolition of two (2) dilapidated multi-family housing units and one (1) single family unit in FY08/09. Construction of two (2) of the units and one (1) has been completed. Down payment/closing cost will be provided by the City of Melbourne through the SHIP or CDBG program.

#### Rental Housing/Special Needs

Affordable rental housing is a high priority need in the Consolidated Plan. The Consortium continues its efforts to create partnerships with Community Housing Development Organizations (CHDO's) and other private organizations to renovate and/or develop existing multifamily rental developments. The County's web site also offers guidance to developers who are looking for local assistance in developing affordable rental housing.

The City of Cocoa entered a partnership with the City of Palm Bay to provide North Brevard Charities Sharing Center (NBCSC), a local CHDO, a total of \$330,702.85 (\$178,702.85 – Cocoa; \$152,000 - Palm Bay) of HOME funds for the acquisition and rehabilitation of three (3) transitional housing units. Because of the declining housing market and drop in purchase prices, NBCSC was able to acquire four (4) units instead of three (3). In the latter part of FY 08/09, the City amended the original contract agreement and increased the allocation by \$96,652 using HOME funds and NBCSC was able to acquire one (1) more unit, bringing the total of units acquired to five (5).

In Melbourne a successful CHDO project with Community Housing Initiative, Inc. ("CHI") as the developer of the Macedonia Rental Development Project provides three (3) newly constructed single-family homes being leased to very-low and low-income families. The project will be owned and operated by Macedonia Community Development Corporation of South Brevard, Inc.

The City of Cocoa awarded Central Florida Community Development (CFCDC) a total of \$205,000 of CDBG/HOME funds for acquisition of eight (8) infill lots and construction of affordable housing. The agreement was modified in FY 08/09 to construct four (4) versus eight (8) infill homes. All four units are substantially completed and will be sold and occupied by low/mod income households.

The City of Melbourne also continued to reach out to make rental housing affordable to its extremely low- and very low-income residents by continuing its HOME-funded Tenant Based Rental Assistance (TBRA) Program. This program targeted monthly rental assistance to elderly and disabled persons. During this reporting period TBRA assisted nine (9) households

### Infill Housing

The Consortium uses HOME and SHIP funds to conduct infill-housing activities. In an attempt to add an affordable housing stock for First Time Home Buyers, the County has developed a strategy to utilize existing lots in established neighborhoods. This not only cuts down on the cost of developing affordable housing, it also has a revitalizing effect on the entire neighborhood.

The County contracted and set aside \$200,000 in HOME funds to Community Housing Initiatives (Everybody Pays) to purchase and rehabilitate five (5) existing single family homes to sell to first time homebuyers. Another HOME infill housing project was started with CFL Housing Corp.

The City of Cocoa, through CF CDC, currently has four (4) homes substantially completed, along with a pocket park on a 1.24 acre parcel at Lucas Lane and D Street. The homes will be available for workforce housing.

The City of Melbourne, through Community Housing Initiative, Inc. ("CHI"), developed the Macedonia Rental Development Project which consists of three (3) newly constructed single-family homes being leased to very-low and low-income families.

\$149,800 in Hurricane Housing Recovery (HHRP) funds were used to Rehabilitate 100 units of elderly housing for the Titusville Housing Authority. HHRP funds in the amount of \$700,000 went to Royal Palms for the new construction of 96 rental units for seniors. Ten of the units will be set aside for extremely low income seniors.

## **PUBLIC HOUSING STRATEGY**

The Consortium worked with both the Titusville Housing Authority and the Brevard County Family of Housing Authorities. Both are independent public corporations, funded primarily by the United States Department of Housing and Urban Development (HUD). Neither agency is under the control of the County; however, The County partnered and supported both agencies to foster improvement in the condition of existing units and in the creation of new units.

The County also collaborated with both Housing Authorities to educate public and private property owners renting to Section 8 voucher holders on program requirements for Fair Housing issues and held two workshops on credit counseling and homeownership for residents of the Housing Authorities.

Using SHIP funding, 239 units were refurbished and brought up to local code preserving and making units more accessible to elderly and extremely low income families in the Titusville area.

## **BARRIERS TO AFFORDABLE HOUSING**

In May of 2007, the Brevard County Housing and Human Services Department worked with the County Commissioners to pass The Brevard County Affordable Housing Ordinance, giving incentives to developers of affordable housing and defined affordable & Workforce housing. The County also established a local housing trust fund and transferred to the Trust Fund surplus property and funding to be used for affordable housing. This ordinance will greatly assist the department in forging new partnerships and assisting existing partnerships with the development of affordable housing.

Housing staff continues to work closely with the Planning and Zoning Department in reviewing our local regulations and policies to encourage affordable housing development as required by the State Evaluation and Review (EAR) process, within the framework of the State Growth Management Act.

Brevard County in conjunction with the HOME Consortium agreed to allow all ADDI funds to come through the County. This year \$12,843 of ADDI funds were utilized to assist two (2) low-income families who are first time homebuyers. The ADDI funds follow the County's First Time Homebuyers Policy, which incorporates the HOME recapture rule as required.

## **Minority Outreach**

Special efforts have been made to provide program information to potential minority recipients of programs as well potential minority contractors and subcontractors capable of developing housing units and supplying other program needs. Presentations are made in low-income areas of the county, at churches, homeowners' association meetings and other community meetings. Staff has also contacted local minority and Spanish language newspapers about available requests for proposals and programs as well as fair housing issues.

During the past year the County has been successful in awarding bids to nine (9) minority and women owned businesses. This resulted in a total of 14 minority contracts. Brevard will continue to take the following actions to increase participation of Minority and Women Owned Business Enterprises:

1. Notification to all licensed contractors of purchasing workshops;
2. Mailing housing rehabilitation bid notices to all interested contractors;
3. Notification to the local Builder and Contractor Associations of opportunities for contractors;
4. Include special language in Bid Requests to encourage the participation of MBE and WBE;
5. Continuing outreach strategies to Minority and Women Owned Business Enterprises; and
6. Post flyers at the county building department.

### **ANTI POVERTY STRATEGY**

The emphasis in Brevard County is to help people rise out of poverty, rather than merely ease their situation temporarily. Although essential short-term direct aid such as emergency food and shelter is provided, the thrust of the County strategy is to address poverty's root causes and assist people in becoming self-sufficient in the long-term.

Examples of programs that directly influence people's ability to escape poverty include education, job training, small business development and assistance, job placement services, housing advocacy, homelessness prevention, and rental and homeownership assistance. Projects that indirectly affect poverty include those that upgrade the community and provide transportation and childcare services that help people access employment services.

In addition to supporting community-wide efforts as described above, the County will use CDBG and HOME funds to support a variety of activities that are specifically designed to help low- and moderate-income persons and families break the cycle of poverty. These include support for a childcare subsidy program for the working poor administered by the Brevard County Child Care Association, Inc., the South Brevard Women's Center, the Continuum of Care, Habitat for Humanity, Central Brevard Sharing Center, the Brevard County Housing Authority, Consumer Credit Counseling, the Salvation Army, North Brevard Charities Sharing Center, and Friendship Community Development Corporation.

Additionally, BCHHS works in partnership with many for profit and non-profit developers utilizing SHIP and HOME funding to expand housing opportunities for residents living in poverty situations. Brevard County H&HS also administers a security and utility deposit program for individuals experiencing short-term problems with housing.

## **SECTION III: HOMELESS**

### **Continuum of Care**

The Brevard Continuum of Care Coalition (BCoCC) continues to increase its membership and outreach activities. Members of the BCoCC include organizations providing assistance to homeless persons, local municipalities, hospitals, job-training organizations, and others, which reflect the true essence of a continuum to prevent homelessness, break the cycle of chronic homelessness, and to help people toward self-sufficiency. The BCoCC accomplished a Point-in-Time Count on January 29, 2009 with the assistance of Community volunteers, County and agency staff, as well as, homeless consumers. Sock Sunday occurred January 9-11, 2009, organized by the BCoCC and the Housing and Human Services Department. Over 7,000 pairs of socks, 300 t-shirts, 2,000 breakfast bars, and a variety of toiletries were collected and distributed to the homeless during the count to encourage participation in the survey by homeless individuals. The success of the Sock Sunday was an outcome of reaching out and incorporating faith communities and faith-based organizations in assisting the BCoCC with this annual event.

The Point in Time Count is used as an opportunity to do community outreach to those on the streets. The United Way of Brevard County donated 2,000 1 quart zipped plastic bags, in which the donated socks were placed for distribution. 211 stickers were affixed to the outside of the bags in order to better inform those on the streets about the 211 Helpline to access assistance.

A Brevard Homeless Task Force was created in April 2003 in order to develop a plan to eliminate Chronic Homelessness by 2012. The Task Force sunset on completion of the plan, September 2005. Membership of the Task Force included many members of the Coalition as well as two members designated to speak on behalf of the BCoCC. The Task Force was a partner with the BCoCC in the Continuum of Care planning process. The Ten-Year Plan to End Chronic Homelessness was completed and adopted by the Brevard County Board of County Commissioners on December 7, 2004.

The lead entity is the Brevard County Housing and Human Services Department (HHS), which has a full-time staff member assigned to the BCoCC and is responsible for facilitating all homeless planning issues and collaborative activities. Additional support staff for administration, research, and strategic planning is available within the Department.

During FY 2009 HUD CoC grant cycle, the BCoCC supported seven applications from three agencies. The applications requested funding for supportive services for the homeless and other special needs persons and Homeless Management Information System (HMIS) support. The BCoCC also ranked and supported the application of multiple agencies for the state Challenge Grant which was successfully awarded to Brevard County. The Challenge Grant totaling \$96,000 was subcontracted to support

programs at the Women's Center, Salvation Army of South Brevard, North Brevard Charities Sharing Center, and Crosswinds Youth Services.

### **HOPWA Program**

Brevard County and the Consortium did not receive HOPWA funds.

### **ESG Program**

A description of the extent to which activities supported directly with ESG funds addressed homeless and homeless prevention goals, objectives, and priorities established in the Consolidated Plan:

GOAL: Provide services for the homeless population and persons at risk of becoming homeless.

There have been no ESG funds awarded to Brevard County for this reporting period, however five agencies were funded through the State of Florida ESG funds: Salvation Army – Melbourne - \$74,000; Genesis House - \$75,000; South Brevard Women's Center; \$75,000; Catholic Charities of Central Florida - \$50,000; and North Brevard Charities Sharing Center - \$26,500

## **SECTION IV: COMMUNITY DEVELOPMENT**

### **Community Development**

#### **CDBG Goals and Objectives**

All expenditures of funds allocated for FY2008-2009 was spent on priority needs ranked high (h) or moderate (m) as indicated in our 2005-2010 Consolidated Plan.

Brevard County Community Development Block Grant (CDBG) funds are not used for direct assistance for affordable housing. CDBG funds are used primarily for public facilities such as recreation centers and buildings, installation of drainage improvements and other infrastructure projects.

All CDBG funds are used in local Strategy Areas as designated by the Brevard County Board of County Commissioners. All Strategy Areas are comprised of extremely low income, low-income, and moderate income people. All of the CDBG Strategy Areas qualify for activities under low-moderate "Area Benefit."

Brevard County utilizes CDBG funding to make housing and non-housing community development efforts to revitalize distressed neighborhoods. The County recognizes that well-designed public spaces and infrastructure, as well as social and economic development activities must be combined with decent and affordable housing to help ensure strong communities. These activities include increasing the availability of affordable housing through the purchase of vacant land, the elimination of slum and blighted conditions from vacant properties through demolition and clearance, the development of capacity for active community associations, public services, crime reduction, infrastructure improvements and economic development.

All categories of special needs populations are given high and medium priorities. These specific groups not only have needs based upon their low-income but also are afflicted with an array of other special needs, including the elderly/frail elderly, persons with alcohol and drug addiction, persons with physical and mental disabilities and persons with HIV/AIDS. The development of housing and supportive services is priority for these persons requiring assistance with achieving independent living. The County addressed these needs with affordable housing, infrastructure, improvements, and an array of supportive public service activities. These various activities are detailed in the housing and non-housing section of the Plan.

Projects and activities funded and implemented were a part of the strategic plan establishing a unified vision for community development actions. Most of the needs were addressed at the community and neighborhood meetings.

CDBG funds were used to meet one of the three national objectives on all projects listed in the Consolidated Action Plan.

The non-housing community development part of the plan identifies strategies to provide for non-housing needs through improvement of infrastructure, the construction of new public facilities including parks and community centers, and provides funding for public service activities as identified by neighborhood residents.

The housing section of the plan identifies a need to establish and maintain suitable living environments through the utilization of demolition and clearance activities. It also identifies a strategy to purchase vacant properties to use in the construction of affordable housing.

All acquisitions involved the purchase of vacant land. No one was displaced under the Acquisition program. No housing rehabilitation activities were conducted utilizing CDBG funding. Two (2) homes demolished and two (2) lots cleared under the demolition program were vacant for at least three months prior to demolishing the structure.

Brevard County will replace all occupied and vacant inhabitable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate-income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(c) (1). Consistent with the goals and objectives of activities assisted under the Act. Brevard County will take the following steps to minimize the displacement of persons from their homes:

1. Coordinate Code Enforcement with Rehabilitation and Housing Assistance programs.
2. Evaluate housing codes and rehabilitation and housing assistance programs.
3. If housing participants are unable to find temporary housing, the County will attempt to assist them with securing decent, safe and sanitary housing that is adequate to accommodate the occupants on a temporary basis.
4. Evaluate public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
5. Evaluate policies, which provide reasonable protections for tenants faced with conversion to a condominium or cooperative housing.

### **Changes in Program Objectives**

There were no program changes for FY2008-2009, although the manner in which CDBG and HOME funds are combined for community development is being expanded to include a comprehensive plan for neighborhood revitalization through the enhancement of homeownership opportunities.

## **Carrying Out Planned Actions**

The County is following the current 2005-2010 HUD-approved Consolidated Plan and the FY2008-2009 Action Plan. During this reporting period, Brevard County fulfilled all of its requirements to provide required certifications of consistency for HUD programs, and did not hinder Consolidated Plan implementation.

When undertaking utility improvements, utilizing CDBG funds, Brevard County will actively seek funds from State Agencies (i.e. USDA), as well as local utilities departments. For example, the Harry T. Moore Project was a combination of funding with Brevard County's Water Resources Department. Brevard County will seek funding from the St. Johns River Water Management District while working in the West Canaveral Groves Neighborhood Strategy Area.

The Brevard County Board of County Commissioners established a CDBG Advisory Board with one representative from each of the Strategy Area Communities to oversee the CDBG Funding Program and approve and recommend activities for funding. This process, along with our Citizen Participation Plan, insures fair and impartial implementation of our CDBG program.

The CDBG Program and staff worked toward all the goals indicated in our 2005-2010 Consolidated Plan.

## **Funds not used for national objectives**

All CDBG funds are used for activities that meet one of the three National Objectives.

## **Anti-Displacement and Relocation**

Steps taken to minimize displacement as a result of a project assisted under the HOME Program consisted of the following:

Any housing unit which has an existing tenant is not considered eligible for the First Time Home Buyer program unless that tenant is the prospective buyer or unless the prospective buyer has given notice of vacating prior to an offer being made under this Program.

Efforts are made to ensure that no rental rehabilitation project shall be funded if current tenants are not eligible to live in the rental unit after rehabilitation is completed utilizing HOME funds. In the event that a tenant is found to be ineligible, that tenant will be provided with notices and relocation assistance in accordance with federal tenant assistance and relocation regulations.

Efforts are taken to identify, in a timely manner, all persons who occupy the site of a rental project assisted under the HOME Program through a door-to-door survey of each

tenant. A continual collection of tenant data as to who is moving out of the units and who has been turned away is made.

Projects that may permanently displace existing residents are identified in the application process, and relocation assistance must be scheduled as part of the project budget.

Timely information notices are issued to tenants consistent with the federal relocation handbook guidelines by Consortium staff with the assistance of the project sponsor.

No households were displaced during this reporting period.

Brevard County's CDBG Program funds in FY2008-2009 were used to acquire easements for utilities activities and did not displace any area residents. Brevard County allows Strategy Area residents to participate in developing the scope for projects, and in doing so, enhances early recognition of possible displacement of families and allows for more flexible design scopes that minimizes the potential for displacement. This process is also used to identify the potential for displaced households and allows for proper notices and issuances.

### **Low/Mod Job Activities**

No new Economic Development activities were undertaken during program year FY2008-2009, although the activity is set up and Brevard County is currently planning for future jobs creation or Community Benefit projects.

A capacity building plan was developed for the West Cocoa Strategy Area to assist the non-profit Friendship Community Development Corporation (FCDC), with the undertaking of Affordable Housing ventures for the West Cocoa neighborhood. FCDC has implemented an agreement with a private contractor to develop and implement a project plan and provide direction for building capacity. This plan will also identify avenues for additional funding sources to meet goals and successfully develop, market, and sell housing.

### **Low/Mod Limited Clientele Activities**

The Public Service activities funded by Brevard County are all carried out within low/moderate income communities as identified by the 2000 Census, through census tract and block group data. During FY2008-2009 CDBG funded four (4) Public Service Programs; Central Brevard Sharing Center provided one time medical prescription assistance to (254) unduplicated low income persons needing prescription medication, Cuyler Community Learning Center provided educational services to (380) unduplicated participants, Childcare Association of Brevard provided subsidized childcare services to low income families that allowed parents to work, reducing instances of poverty, and in doing so served (187) unduplicated people. Also during the same year, Brevard County

funded Friendship Community Development, to provide educational services to (396) unduplicated participants.

### **Prior Period Adjustments**

There were no adjustments for disallowed expenditures during FY2008-2009.

### **Loans and Other Receivables**

Brevard County's CDBG Program did not have any open loans or receivables.

### **Lump Sum Agreements**

Brevard County's CDBG Program was not involved in any lump sum agreements in FY2008-2009.

### **Housing Rehabilitation**

Brevard County's CDBG Program does not fund any housing rehabilitation activities.

### **NEIGHBORHOOD PLAN REVITALIZATION STRATEGIES**

Brevard County does not have a HUD-approved neighborhood Revitalization Strategy Area, but does have locally designated strategy areas approved by the Brevard County Board of County Commissioners. Three (3) were completed in FY 2003/2004 and one (1) completed in FY 2004/2005. West Canaveral Groves participated and completed their Neighborhood Plan in partnership with Brevard County Housing and Human Services Department (BCHHS) and Brevard County Planning and Zoning Department, (Census Tract 712, Block Group 2 (part). During FY2006-2007, BCHHS started the process of completing the Neighborhood Plan for Sharpes Area Community, located in Census Tract 621.05, Block Group 5 and Census Tract 621.02, Block Groups 2 and 3 that plan is in the final stages anticipate it being completed by March 2009..

The CDBG program along with BCHHS is assigned to all of the locally designated strategy areas, working directly with neighborhood organizations recognized by the Brevard County Board of County Commissioners, to help build their capacity to perform comprehensive community development and there by enhance the quality of life of the residents.

